

APPENDIX G

CONTINGENCY REAL ESTATE

1. Theater Real Estate Policy. The Department of State establishes real estate policies for the theater of operations. The policy of the U.S. Government is to acquire real estate for U.S. forces using contracting instruments acceptable to both the host nation and the U.S. Government. Only in combat and within a hostile nation can real estate be taken without compensation.

2. Responsibilities. The theater Army commander establishes policies for the acquisition, maintenance and disposal of real estate in theater. USACE is the Army's real estate agent for acquisition and disposal of real property and may provide real estate services for all services. The Theater Army Area Command (TAACOM) and its Area Support Groups (ASG) are responsible for maintaining real estate in theater.

3. Preparation. Real estate planning must be initiated as contingency plans are developed to ensure that adequate facilities are provided to support the reception, staging, onward movement, and integration (RSO&I) of U.S. troops. Facilities requirements must be identified in terms of space, utilities, structural characteristics, anticipated duration of use and proximity to supporting and supported facilities.

4. Contingency Real Estate Support Team (CREST). Real estate personnel must be part of the initial deploying personnel to effect leases for RSO&I support. The CREST was established to provide that initial contingency support capability. CREST personnel are volunteers with the requisite knowledge and skills to successfully accomplish real estate assessment, acquisition and disposal missions within an austere environment. CREST member preparation includes participation in exercises, training for the theater environment and advance processing for deployment. CREST personnel deploy to theater as part of the initial USACE forward organization. CREST members also help train the Army Engineer Detachments (Real Estate) (AERE) in selected real estate processes and mission support. The AERE teams may provide general support to the TAACOM in fulfilling its responsibilities to maintain real estate under its control.

5. USACE CREST Operations in Theater. CREST provides the real estate component of the USACE forward commander's staff. This real estate staff has the following duties:

a. Assess, acquire and dispose of real estate used within the theater of operations. This includes turning over leased facilities to using commands (usually the TAACOM) for maintenance and administration. As part of the disposal process the real estate personnel handle claims for damages.

b. The USACE commander may provide real estate personnel to augment the Army component commander's engineer staff and/or theater commander's engineer staff to develop theater real estate policies and guidance.

c. The real estate staff ensures that all real estate activities are conducted in conformance with status of forces agreements, theater policies and the laws of land warfare. This includes directing processes for seizure, requisition, or lease of real property in liberated or occupied countries.